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Sent: 19 March 2026 13:33:11 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0303

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 19/03/2026 1:33 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0303
Address:	Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH
Proposal:	Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.
Case Officer:	Steven King

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Comments Details

Comments:	Whilst most of the site is just outside the District, aspects of the access road may affect Mid Sussex residents ie dust from demolition and traffic pollution from vehicles. Accordingly I recommend the following conditions should the proposed development be granted permission: Conditions: Dust Control (Demolition) No demolition shall commence until a Dust Management Plan
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(DMP) for the demolition has been submitted to and approved in writing by the Local Planning Authority. The DMP shall follow current best practice.

The DMP shall include basic dust-suppression measures (e.g., water spraying, screening/hoardings, and control of drop heights) and arrangements for monitoring and responding to dust complaints.

The development shall be carried out in accordance with the approved DMP for the duration of the demolition works.

Air Quality: Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Informative – In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council's Air Quality Officer.

REASONS: In the interests of residential amenity and in accordance with DP29

Kind regards